MEMBERS PRESENT: MICHAEL ROBINSON, MARGARET SMITH, WALTER JAUDON, JOHN LESTER,

JIMMY BAILEY, JR., ROSS APPEL

STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY, VANESSA ELLINGTON

**AGENDA** 

#### **BOARD OF ZONING APPEALS-ZONING**

MARCH 21, 2017 5:<del>15</del>17 P.M. 2 GEORGE STREET

7:42 P.M.

A. Minutes 02/21/17.

APP. NO. 173-21-A1

APPROVED XX

WITHDRAWN O

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: M.Smith SECOND: R.Appel VOTE: FOR 6 AGAINST 0

# B. Deferred applications from previously advertised BZA-Z agendas. For information call 724-3781.

No Deferred Applications.

APP. NO. 173-21-B1

#### C. New Applications:

1. 131 WENTWORTH ST. (HARLESTON VILLAGE) APP. NO. 173-21-C1 (457-04-03-037)

Request variance from Sec. 54-203 to allow a change to the permitted hours of operation for a corner store from 7am-8:30pm Monday-Saturday and 11am-6pm on Sunday, to 7am-10pm with days of operation Monday-Sunday in a DR-1F (Diverse-Residential) zone district.

Owner-John M. Alvanos/Applicant-J&W Grocery, Inc. dba Wentworth Street Grocery

APPROVED XX

WITHDRAWN O

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: R.Appel SECOND: W.Jaudon VOTE: FOR 6 AGAINST 0

\*W.Jaudon leaves

2. 75 COOPER ST. (EASTSIDE) (459-05-04-058)

APP. NO. 173-21-C2

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 1,047sf; 2,500sf required). Zoned DR-2F.

Owner/Applicant-R. Chamberlain Chesnut, III

APPROVED XX

WITHDRAWN O

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: J.Lester SECOND: M.Smith VOTE: FOR 5 AGAINST 0

3. 83 HANOVER ST. (EASTSIDE) (459-05-04-124)

APP. NO. 173-21-C3

Request variance from Sec. 54-301 to allow construction of a single-family residence with a 4-ft. front setback, a 1-ft. north side setback, a 5.5-ft. south side setback, a 6.5-ft. total side setback (25-ft., 3-ft., 7-ft. and 10-ft. required). Zoned DR-2F.

Owner-EDCDHO/Applicant-Jerome R. English, AIA

## BOARD OF ZONING APPEALS-ZONING/MARCH 21, 2017 PAGE 2

APPROVED XX WITHDRAWN O

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: R.Appel SECOND: J.Bailey, Jr. VOTE: FOR 5 AGAINST 0

4. 32 NASSAU ST. (EASTSIDE) (459-09-02-030)

APP. NO. 173-21-C4

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 1,151sf; 2,500sf required). Request variance from Sec. 54-301 to allow construction of a single-family residence with a 1-ft.rear setback, a 2.5-ft. south side setback, a 5.5-ft. total side setback (3-ft., 7-ft., 10-ft required).

Zoned DR-2F.

Owner-EDCDHO/Applicant-Jerome R. English, AIA

APPROVED XX WITHDRAWN O

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: J.Bailey, Jr. SECOND: M.Smith VOTE: FOR 5 AGAINST 0

5. 1981 CENTRAL PARK RD. (340-00-00-041)

APP. NO. 173-21-C5

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 3,824sf; 4,000sf required). Zoned SR-4.

Owner-Gary Strang/Applicant-Julie Strang

APPROVED XX WITHDRAWN O

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: J.Bailey, Jr. SECOND: R.Appel VOTE: FOR 5 AGAINST 0

6. 165 CANNON ST. (460-11-04-049)

APP. NO. 173-21-C6

Request additional variance from Sec. 54-306 to allow a parking garage with an elevator overrun with a maximum height of 114-ft. Zoned GB.

Owner-165 Cannon Street Associates, LLC/Applicant-Liollio Architecture

APPROVED XX WITHDRAWN O

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: M.Smith SECOND: J.Lester VOTE: FOR 5 AGAINST 0

7. 194 CANNON ST. (460-10-04-013)

APP. NO. 173-21-C7

Request special exception under Sec. 54-220 to allow a 175-unit accommodations use in a PUD (Planned Unit Development) zone district.

Owner-T Cal LLC/Applicant-McMillan Pazdan Smith Architecture/Co Applicant-Hellman Yates & Tisdale

## BOARD OF ZONING APPEALS—ZONING/MARCH 21, 2017 PAGE 3

APPROVED XX WITHDRAWN O

DISAPPROVED 0 DEFERRED 0

MOTION: Approval with condition: ratification of the Overlay Zone by City Council.

MADE BY: J.Bailey, Jr. SECOND: R.Appel VOTE: FOR 5 AGAINST 0

8. 946 ORLEANS RD. (351-09-00-057)

APP. NO. 173-21-C8

Request special exception under Sec. 54-110 to allow design changes to a non-conforming sign that exceeds the required height and sign face area regulations. Zoned GB.

Owner-CR West Ashley, LLC/Applicant-Continental Realty Corporation

APPROVED XX WITHDRAWN O

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: M.Smith SECOND: J.Lester VOTE: FOR 5 AGAINST 0

9. 1558 BATTERY ISLAND DR. (ARTILLERY POINT) APP. NO. 173-21-C9 (431-00-00-023)

Request variance from Sec. 54-824 to allow a subdivision to create two lots with (Lot 1B) not having the required minimum frontage on a public right-of-way. Request variance from Sec. 54-301 to allow (Lot 1A) with a 5-ft. east side setback (9-ft. required).

Zoned SR-1.

Owner-The Cottage Company/Applicant-Palmetto Land Surveying

APPROVED 0 WITHDRAWN O

DISAPPROVED XX DEFERRED 0

MOTION: Disapproval.

MADE BY: J.Bailey, Jr. SECOND: R.Appel VOTE: FOR 5 AGAINST 0

10. 614 STONEBORO CT. (343-15-00-099) APP. NO. 173-21-C10

Request variance from Sec. 54-301 to allow a detached accessory building (storage shed) with a 5.7-ft. north side setback (9-ft. required). Zoned SR-1.

Owner-Erin Hitchinson/Applicant-Eric Foor

APPROVED XX WITHDRAWN O

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: M.Smith SECOND: J.Lester VOTE: FOR 5 AGAINST 0

## BOARD OF ZONING APPEALS—ZONING/MARCH 21, 2017 PAGE 4

11. 11 FRANCIS ST. (NORTH CENTRAL) (463-15-04-107)

APP. NO. 173-21-C11

Request special exception under Sec. 54-110 to allow a 1-story addition (master bedroom/bath/porch/steps) that extends a non-conforming 4-ft. west side setback and non-conforming 7-ft. total side setback (7-ft. and 10-ft. required). Zoned DR-2F.

Owner-Sarah Mae Iderton/Applicants-Sarah M. Iderton, Annise Blackwell

APPROVED XX

WITHDRAWN O

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: J.Bailey, Jr. SECOND: R.Appel VOTE: FOR 5 AGAINST 0

12. 56 ½ QUEEN ST. (FRENCH QUARTER) (458-09-01-081)

APP. NO. 173-21-C12

Request special exception under Sec. 54-110 to allow a change to a non-conforming use from a retail and event sales store to massage therapy, acupuncture, yoga, art display and gallery retail uses, with hours of operation 9am-8pm and days of operation Monday-Sunday in a SR-5 (Single-Family Residential) zone district.

Owner-Yaschik Enterprises/Applicant-Kathleen Grant

APPROVED XX

WITHDRAWN O

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: J.Lester SECOND: M.Smith VOTE: FOR 5 AGAINST 0

For more information, contact the Zoning and Codes Division Office at 724-3781.

In accordance with the American with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schmacherj@charleston-sc.gov three business days prior to the meeting.